

# City of Renton Planning Commission

Docket Item 06-07  
Commercial-Office-Residential  
Zone

January 23, 2008

# The Requests

- Docket request to evaluate the minimum density of 5 du/acre in the Commercial-Office- Residential (COR) zone.
- 5 du/acre seems to be inconsistent with Comp Plan purpose and intent for the COR designation.
- Also, another docket request to eliminate the COR 3 designation because the area zoned COR 3 is built out.

# Background

- There are three COR designations.
  - In the Code, but in function there are only 2.
- Each different designation was generally assigned to single large properties.
- Intent was to address the varied conditions of the sites including environmentally sensitive features, but also to address the potential for significant development.
- Those three areas in general are: Stoneway Concrete, Port Quendall, and the area of Southport and Fry's.





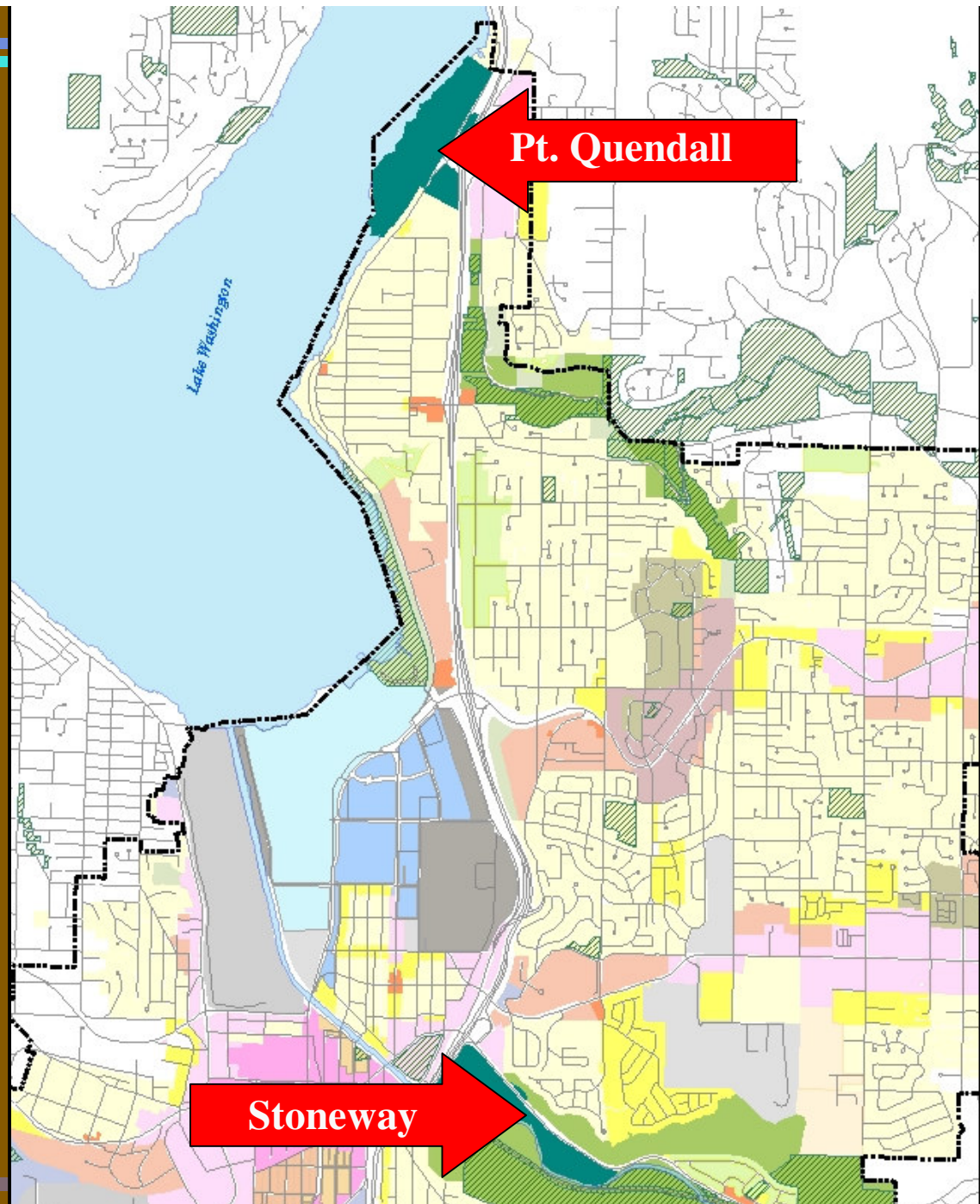
## COR 3 - Southport and Fry's

- Rezoned to UC-N1





- Map of current COR zone in the City



# COR Standards

- **Minimum Density:**
  - Mixed use – 16 du/acre
  - other – 5 du/acre
- **Maximum Density:**
  - Either 25 or 50 du/acre

# COR Standards (cont.)

- **Density bonus (COR 1 & 2):**
  - 0 - 5 du/acre
  - **Criteria (COR 1):** Provision of balance of height, bulk, and density
  - **Criteria (COR 2):** Provision of any of the following:
    - Continuous pedestrian access to shoreline
    - Additional 25' shoreline setback
    - Establishment of view corridor
    - Establishment of water related uses
    - Daylighting of piped streams

## COR Standards (cont.)

- **Maximum Height:** 10 stories/125 ft.
- **Height Bonus (COR 1):** None or additional height not specified
  - **Criteria:** Provision of any of the following:
    - Pedestrian access to shoreline
    - 5 affordable units/50 units
    - Additional 25' shoreline setback
    - Establishment of view corridor
    - Establishment of water related uses



# Issues

- Should COR 1, COR 2, and COR 3 be consolidated into one COR zone?
- What are the appropriate minimum and maximum densities for a consolidated Commercial-Office-Residential (COR) zone?
- Should the Urban Design guidelines be applied to the COR zone?

# Consolidation

# Consolidation

- The purpose of having three COR zones was to respond to the unique characteristics of the sites.
- The COR 3 (Southport and Fry's) was rezoned and is built out or underway. COR 2 (Port Quendall) has projects underway that will leave only one parcel undeveloped.
  - These projects make the need for three sub-zones unnecessary.
- Therefore, it is recommended that the COR zone be consolidated.

# Minimum and Maximum Densities

# Density

- A higher minimum would facilitate the Comprehensive Plan objective and goals of the COR zone for the creation of development that is concentrated, compact, urban, and of a prominent identity.
  - It is recommended that the minimum density be raised to 30 du/acre
  - It is recommended that the maximum density be 50 du/acre.



# Development Standards

# Development Standards

- In order to help ensure that the development that occurs in the COR zone meets the stated policies and objective of the Comprehensive Plan of a prominent identity,
  - It is recommended that the COR zone be placed in Design District C.

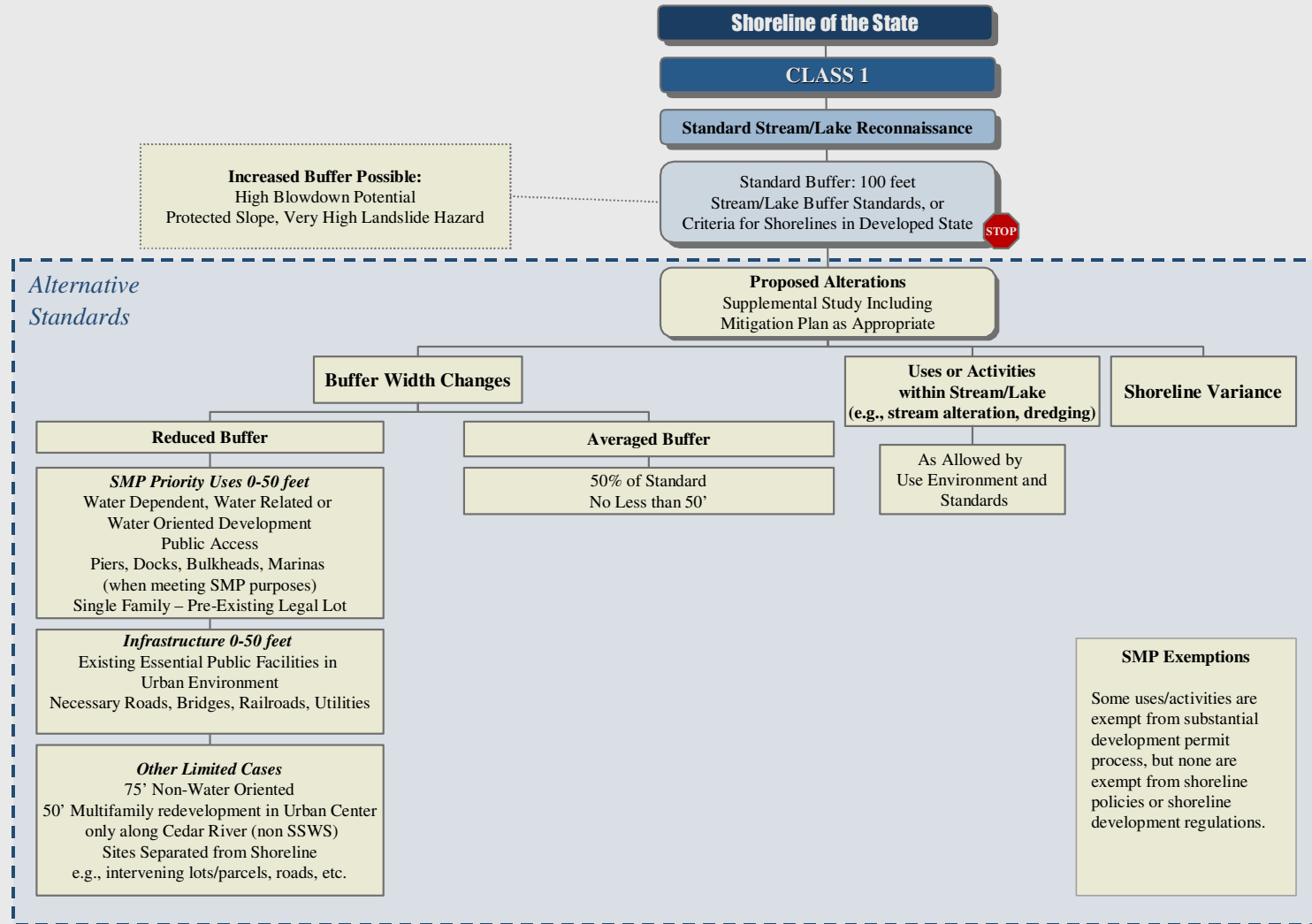
# Questions from 12-12-07

## Planning Commission Meeting

1. Shoreline Regulations
2. Multi-family tax exemptions in regards to affordable housing

# Shoreline Regulations

## Renton: Proposed Regulations of Activities in or Abutting Class 1 Waters



# Class I

Renton: Proposed  
Regulations of  
Activities in or  
Abutting Class I  
Waters

**Increased Buffer Possible:**  
High Blowdown Potential  
Protected Slope,  
Very High Landslide Hazard

Shoreline of the State

CLASS 1

**Standard Stream/  
Lake Reconnaissance**

Standard Buffer: 100 feet  
Stream/Lake Buffer Standards,  
or  
Criteria for Shorelines  
in Developed State

STOP



## Buffer Width Changes

## Proposed Alterations

Supplemental Study Including  
Mitigation Plan as Appropriate

### Reduced Buffer

#### SMP Priority Uses 0-50 feet

Water Dependent, Water Related or  
Water Oriented Development  
Public Access Piers, Docks, Bulkheads, Marinas  
(when meeting SMP purposes)  
Single Family – Pre-Existing Legal Lot

#### Infrastructure 0-50 feet

Existing Essential Public Facilities in  
Urban Environment  
Necessary Roads, Bridges,  
Railroads, Utilities

#### Other Limited Cases

75' Non-Water Oriented  
50' Multifamily redevelopment in Urban Center  
only along Cedar River (non SSWS)  
Sites Separated from Shoreline  
e.g., intervening lots/parcels, roads, etc.

### Averaged Buffer

50% of Standard  
No Less than 50'

## **Proposed Alterations**

Supplemental Study Including  
Mitigation Plan as Appropriate

**Buffer Width Changes**

**Uses or Activities  
within Stream/Lake  
(e.g., stream alteration, dredging)**

**Shoreline Variance**

As Allowed by  
Use Environment and  
Standards

## **SMP Exemptions**

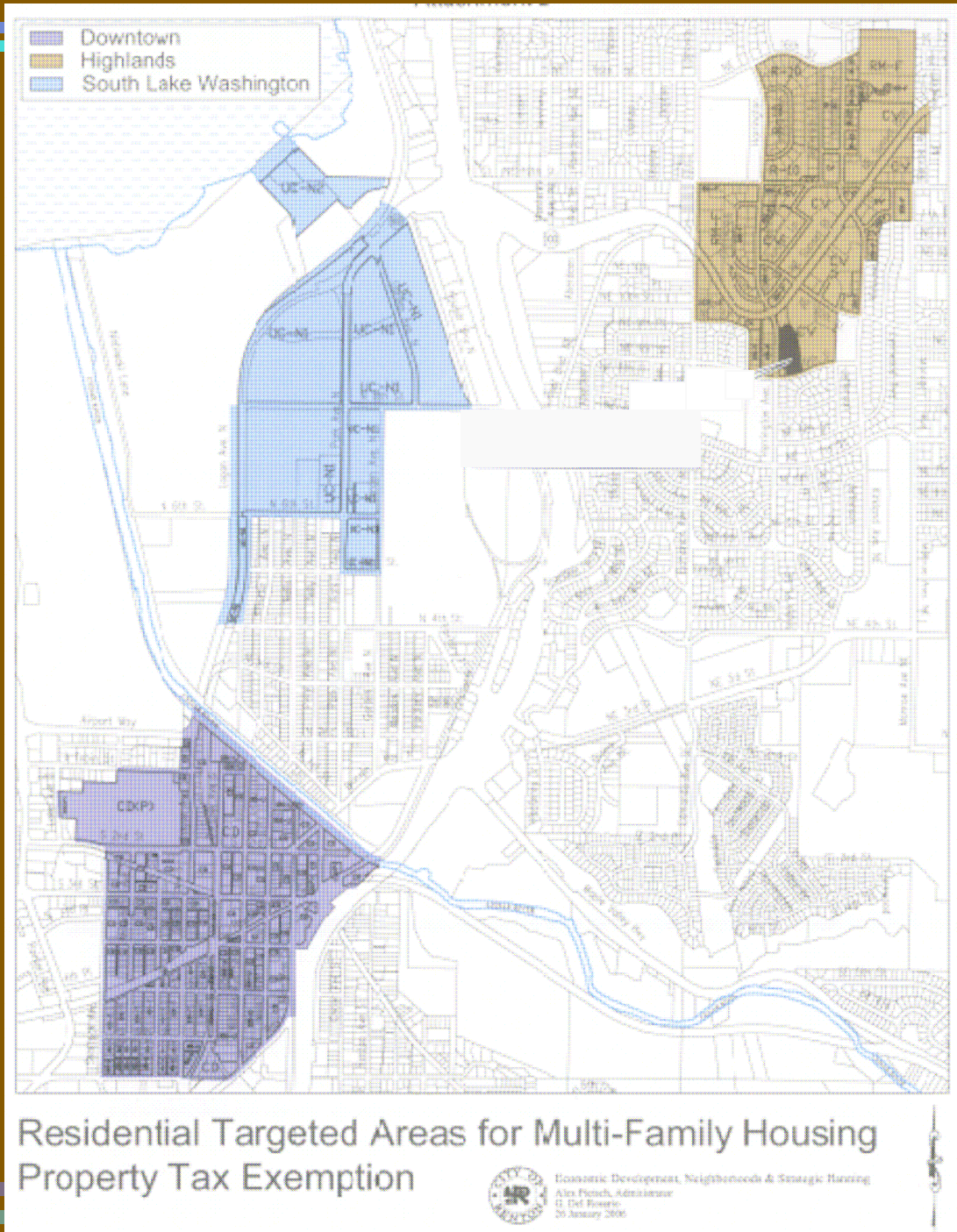
Some uses/activities are  
exempt from substantial  
development permit process,  
but none are exempt from  
shoreline policies or shoreline  
development regulations.

# Shoreline Regulations

- The following bonus criteria that are used in COR are either standards of the revised Shoreline regulations or will be with the current revisions:
  - Continuous/pedestrian access to shoreline
  - Additional 25' setback
  - Establishment of view corridor
  - Establishment of water related uses
  - Daylighting of piped streams
- Washington state law directs municipalities to achieve a balance of natural, recreational, and economic uses of shorelines.

# Multi-family Tax Exemption

- The COR zoned areas are not within the targeted areas for the Multi-family housing property tax exemption





# Multi-family Tax Exemption

- As the multi-family tax exemption currently stands it does not address affordability.
- In 2007, State Legislature amended the program to include the potential for affordability of 20% of the units.
  - Includes rental and for-sale properties for low and/or moderate incomes.
  - Staff will be preparing potential changes to address the affordability element of the multi-family tax exemption.

# Bonus with Affordable Housing

- The R-14 zone is the only zone in the City that has a bonus for the provision of affordable housing.
  - Allows 1 – 4 additional du/acre
  - Provision of 2 affordable units per net developable acre, this is one of 4 criteria to achieve a bonus.

# More on Affordable Housing

# City Definition

- Affordable Housing –
  - *“Housing used as a primary residence for any household whose income is less than eight percent (80%) of the median annual income adjusted for household size, as determined by the Department of Housing and Urban Development (HUD) for the Seattle Metropolitan Statistical Area, and who pay no more than thirty percent (30%) of household income for housing expenses. Affordable housing used to satisfy zoning requirements, whether for inclusionary or bonus provisions, must be secured to remain affordable in perpetuity, as determined by the City Attorney.”*

# Comprehensive Plan Housing Element

- Policy H-27
  - *“Achieve the Countywide Planning Policies target for Renton, defined by the City as: the number of housing units equal to twenty percent (20%) of newly permitted housing units annually through 2022 to be affordable to low income households that earn fifty percent (50%) or less of county median income.”*



# King County Rent Limit

2007 Rent Limit			
Unit Size	%100 Median Income	80% Median Income	50% Median Income
0 Bedrooms	\$1361	\$1090	\$680
1 Bedroom	\$1459	\$1169	\$730
2 Bedrooms	\$1752	\$1403	\$877
3 Bedrooms	\$2025	\$1620	\$1012

For a household size of 3  
(including the basic costs for basic utilities to be  
paid by the tenant)

# Rent in Renton

 = 80% Med. Inc. Affordable

	95 Burnett	Brighton Ridge	Springbrook
Unit Size	Monthly Rent	Monthly Rent	Monthly Rent
0 Bedrooms	\$915- \$950	n/a	n/a
1 Bedroom	\$1165 - \$1250	\$790- \$875	\$1060 - \$1100
2 Bedrooms	\$1465 - \$1580	\$975 - \$1005	\$1175 - \$1535
3 Bedrooms	n/a	n/a	\$1665 - \$1715

- 95 Burnett is a new and located in downtown, Brighton Ridge is older and located on NE 4<sup>th</sup>, and Springbrook is newer and located on Talbot.

# Affordable Housing

- There are many programs that can be utilized to encourage construction of affordable housing
  - City of Seattle:
    - Credit Enhancement – reduce financing costs for set aside affordable units
    - Density Bonus (also for other public benefits) - a ratio that ranges from .75 – 1.5 units. Ex: If max density is 30 and build 10 affordable units can build to 35 du/acre
    - School and Road Impact Fee Waiver
    - Surplus Property – if a parcel is surplus, and is suitable for affordable housing, it will be sold or leased for the purpose of affordable housing
    - (1<sup>st</sup> time homebuyer assistance)

# Affordable Housing

- Many of the market rate rental units available in Renton are within the range for King County standards for 80% of the median income affordable housing.
- 50% median income housing bracket is not met by the market.
- Staff feels that to adequately address affordable housing as an issue a large work program that evaluated City-wide policies would have to be initiated.

# Parking Standards

- COR zone is not included in the 4-4-080 Parking Standards table.
- To be included in the “Residential Uses Outside Of Downtown Core” category as:
  - *Attached dwellings in CD, RM-U, RM-T, COR, UC-N1 and UC-N2 Zones*
    - *1.8 per 3 bedroom or larger dwelling unit;*
    - *1.6 per 2 bedroom dwelling unit;*
    - *1.2 per 1 bedroom or studio dwelling unit.*

# Conclusion

- It is recommended that the Planning Commission accept the staff recommendations to:
  - Consolidate the 3 COR zones into one COR zone
  - Set the minimum density at 30 du/acre
  - Set the maximum density at 50 du/acre
  - Place the COR zone in Design District C
  - Place the COR zone in the same category for parking requirements as CD, RM-U, RM-T, UC-N1 and UC-N2 Zones